Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	316/416 Gore Street, Fitzroy Vic 3065

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $740,000 & $780,000

Median sale price

Median price $868,500 Property Type Unit Suburb Fitzroy

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	102/416 Gore St FITZROY 3065	$798,000	15/10/2024
2	404/8 Keele St COLLINGWOOD 3066	$750,000	20/09/2024
3	6/103 Rose St FITZROY 3065	$800,000	30/08/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 26/02/2025 13:32

316/416 Gore Street, Fitzroy Vic 3065

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2 1 1

Property Type: Apartment

Indicative Selling Price
$740,000 - $780,000
Median Unit Price
December quarter 2024: $868,500

Agent Comments

Part of the iconic MacRobertson's chocolate factory conversion, this contemporary two bedroom apartment offers expansive proportions, easy upkeep and a coveted city-fringe address.

Comparable Properties



102/416 Gore St FITZROY 3065 (REI/VG)

2 1 1

Price: $798,000
Method: Private Sale
Date: 15/10/2024
Property Type: Apartment

Agent Comments

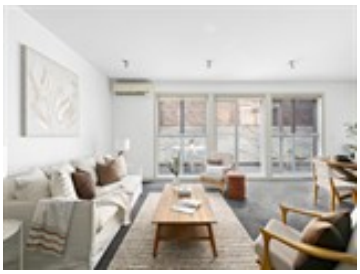


404/8 Keele St COLLINGWOOD 3066 (REI/VG)

2 1 1

Price: $750,000
Method: Private Sale
Date: 20/09/2024
Property Type: Unit

Agent Comments



6/103 Rose St FITZROY 3065 (REI/VG)

2 1 2

Price: $800,000
Method: Sold Before Auction
Date: 30/08/2024
Property Type: Apartment

Agent Comments

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